

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

AUG 4 11 06 AM '76 TO ALL WHOM THESE PRESENTS MAY CONCERN:

BONNIE S. TANKERSLEY
R.H.C.

WHEREAS, James T. Blalock

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Nine Thousand Seven Hundred Twenty and No/100----- Dollars (\$ 9,720.00) due and payable

with interest thereon from date at the rate of 12.50% per centum per annum, to be paid:
in sixty (60) monthly installments of One Hundred Sixty Two and No/100 (\$162.00)
Dollars commencing on the 1st day of September, 1976 and on the same date of each
successive month thereafter until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

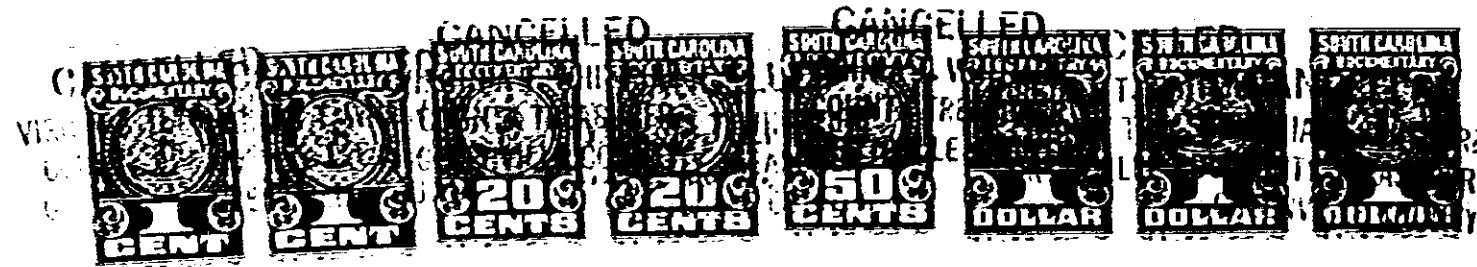
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, and being known and designated as Lot 6 on plat of property of Riley Estates, which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book XX, page 137 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the W. side of Mark Drive, joint front corner of Lots 6 and 7 and running thence N. 64-00 W. 212 feet to a point in a stream; thence with stream as the line, the traverse line being N. 29-40 E. 148 feet to a point, joint rear corner of Lots 5 and 6; thence along the line of Lot 5, S. 48-20 E. 214 feet to an iron pin on Mark Drive, joint front corner of Lots 5 and 6; thence along Mark Drive S. 36-40 W. 45 feet and S. 23-43 W. 45 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to Mortgagor by W. M. Rose by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 876, page 319 dated September 23, 1969.

It is understood that this mortgage is junior to the lien given by W. M. Rose to Carolina Federal Savings and Loan Association. Said mortgage being dated May 9, 1969, and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1125, page 267.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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